

Large, modern, single-storey wooden chalet with terrace. Remarkable setting in the Dordogne gorges.

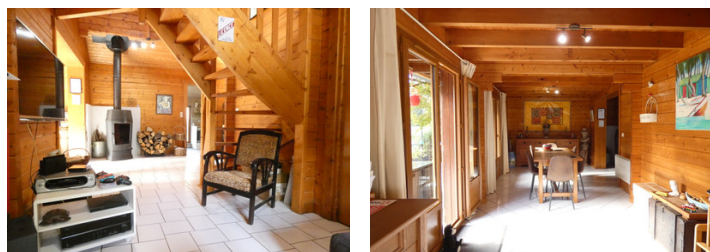


## INFORMATION

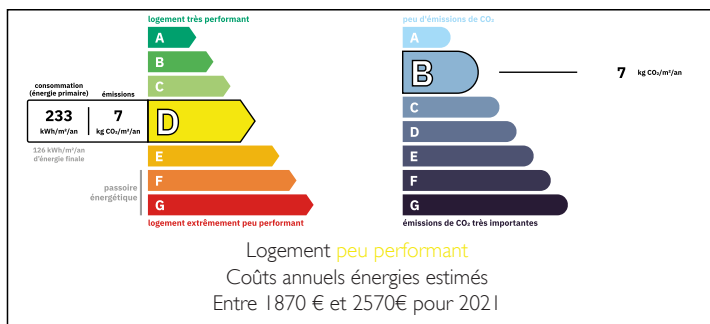
Town:	Soursac
Department:	Corrèze
Bed:	4
Bath:	1
Floor:	116 m <sup>2</sup>
Plot Size:	1782 m <sup>2</sup>

## IN BRIEF

In a magnificent protected natural site a stone's throw from the Dordogne, large, spacious and bright chalet built in 1990. For lovers of remarkable sites.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Ground floor:

The front door leads to a 20m<sup>2</sup> living/dining room and a 20m<sup>2</sup> sitting room. The hall leads to a lovely kitchen (10m<sup>2</sup>) with panoramic window, 3 bedrooms (11, 13 and 15m<sup>2</sup>), a bathroom (5m<sup>2</sup>), a workshop and a practical utility room.

On the 1st floor, the mezzanine can be used as a bedroom or study (8m<sup>2</sup> - Loi Carrez).

Convertible attic.

Outside, 70m<sup>2</sup> terrace with panoramic views (south-facing), vegetable garden, shed/workshop and parking for 3 cars.

Heating system: wood-burning stove (14Kw) and electric convector heaters.

Sewage system: mains drainage.

Fibre cement roof.

Double-glazed windows and openings.

Fibre is installed and the house can be sold furnished.

10 minutes away: baker, butcher, grocer, doctor, car garage, hairdresser, etc.

This property is located 9km from Soursac, 12km from Lapeau, 16km from Mauriac, 59km from Aurillac (airport) and 70km from Brive-La-Gaillarde (airport).

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 502 EUR**

**Taxe habitation: EUR**

## NOTES